



An
Coimisiún
Pleanála

Direction
CD-021864-26
ACP-322889-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/02/2026.

The Commission decided, based on the Reasons and Considerations set out below that the building control authority be directed to attach condition 16 as set out below.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 03/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design including the height and complexity of the residential development and the details presented in the submitted compliance report, to the submissions made in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the Building Control Authority that the basement car park levels require sprinkler protection to meet the requirements of Part B of Technical Guidance Document B - Fire Safety 2006 (reprinted 2020). Therefore Condition No. 16 as originally attached by the Building Control Authority to the Fire Safety Certificate is necessary to demonstrate

compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended for the subject development. The Board was satisfied that, subject to the attachment of all 20 no. conditions (including Condition No. 16), it has been demonstrated that the two residential blocks known as Westbury Hall and Clonmore Hall, if constructed in accordance with the design presented with the application, would comply with the requirements of Part B of the second schedule to the Building Regulations 1997, as amended.